074.0	0005	0011.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	872,700 /	872,700
					USE VALUE:	872,700 /	872,700
					ASSESSED:	872,700 /	872,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		TWIN CIRCLE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LAVALLEY MICHAEL	
Owner 2:	TIERNEY CAMLIN	
Owner 3:		
Street 1:	32 TWIN CIRCLE DR	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: / Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	ESTEY ROLAND H JR--ETAL -
Owner 2:	ESTEY HELEN W -
Street 1:	32 TWIN CIRCLE DR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,086 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1961, having primarily Vinyl Exterior and 1879 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8086.000	408,200	700	463,800	872,700
Total Card	0.186	408,200	700	463,800	872,700
Total Parcel	0.186	408,200	700	463,800	872,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 464.45 | /Parcel: 464.4

Legal Description

User Acct 46934

GIS Ref

GIS Ref

Insp Date 10/19/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 074.0-0005-0011.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	408,200	700	8,086.	463,800	872,700	872,700	Year End Roll	12/18/2019
2019	101	FV	287,500	700	8,086.	470,400	758,600	758,600	Year End Roll	1/3/2019
2018	101	FV	282,900	0	8,086.	351,200	634,100	634,100	Year End Roll	12/20/2017
2017	101	FV	282,900	0	8,086.	318,000	600,900	600,900	Year End Roll	1/3/2017
2016	101	FV	282,900	0	8,086.	304,800	587,700	587,700	Year End	1/4/2016
2015	101	FV	271,800	0	8,086.	258,400	530,200	530,200	Year End Roll	12/11/2014
2014	101	FV	271,800	0	8,086.	245,200	517,000	517,000	Year End Roll	12/16/2013
2013	101	FV	271,800	0	8,086.	233,200	505,000	505,000		12/13/2012

!6217!

PRINT

Date	Time
12/10/20	21:01:09

LAST REV

Date	Time
07/23/19	15:34:41

apro

PAT ACCT. 6217

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ESTEY HELEN	32083-84		11/29/2000		360,000	No	No		
	10859-209		6/28/1965			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/27/2011	1362	Renovate	146,900	C				NEW KIT & 2 NEW BA
9/18/1992	457	Manual	12,500					ROOF + SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2018	Inspected	PH	Patrick H
10/11/2018	MEAS&NOTICE	CC	Chris C
5/31/2012	Info Fm Prmt	BR	B Rossignol
12/15/2008	Meas/Inspect	163	PATRIOT
3/24/2001	MLS	MM	Mary M
11/5/1999	Mailer Sent		
10/14/1999	Measured	263	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	46934
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8086		Sq. Ft.	Site		0	70.	0.82	5									463,808						463,800	

Total AC/HA: 0.18563 | Total SF/SM: 8086 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 463,808 | Spl Credit | Total: 463,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.32567573
Const Adj.:	0.99989998
Adj $ / SQ:	178.948
Other Features:	92250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	427870
Depreciation:	19682
Depreciated Total:	408188

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB					

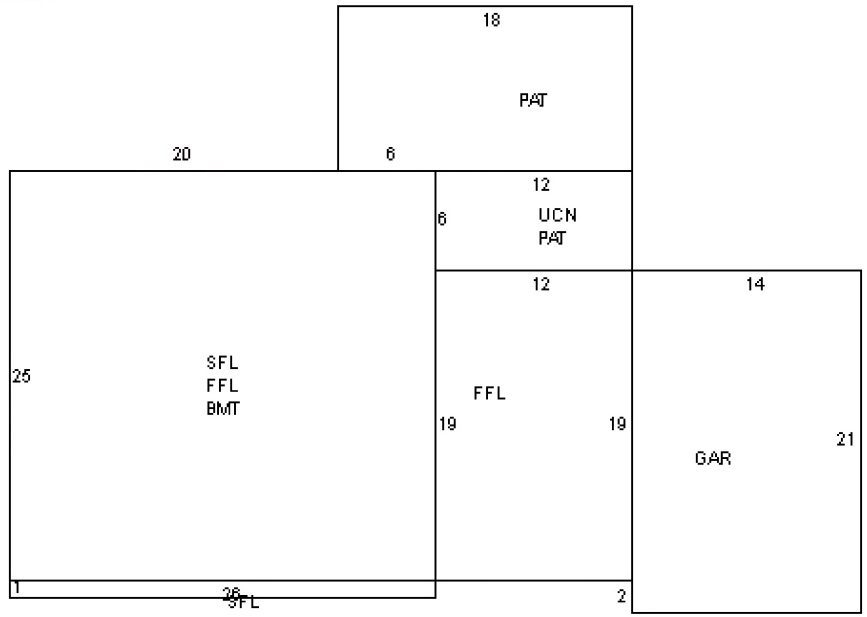
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	878	178.950	157,117
SFL	Second Floor	676	178.950	120,969
BMT	Basement	650	73.820	47,981
GAR	Garage	294	23.500	6,909
PAT	Patio	252	3.740	942
UCN	Canopy	72	23.650	1,703
	Net Sketched Area:	2,822	Total:	335,621
Size Ad	1554	Gross Are	2822	FinArea 1879

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:	1.00	Before Depr:	178.95
Special Features:	0	Val/Su Net:	144.65
Final Total:	408200	Val/Su SzAd	262.68

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 074.0-0005-0011.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X16	A	AV	2000	4.20	T	15.2	101			700			700

More: N | Total Yard Items: 700 | Total Special Featues: | Total: 700